



Brownfields Assessment Pilots

Bay City, MI

BACKGROUND


EPA has selected Bay City for a Brownfields Assessment Pilot. The city is located approximately 120 miles north of Detroit on the Saginaw River near Lake Huron. Bay City (population 36,817) is known as a shipping port for construction aggregates, a manufacturing center for automotive components, a sugar beet processing center, and a waterside recreational community. The evolution of industrial and manufacturing facilities over the last 150 years has resulted in numerous vacant and abandoned industrial sites adjacent to or on the riverfront. The city has selected two sites for brownfields redevelopment: the Fletcher property and the former Farmer Peet Packing (FPP) site. Both facilities are located in an industrial corridor on the Saginaw riverfront at the base of Saginaw Bay on Lake Huron. The Fletcher property has been the site of numerous industrial operations, including lumber processing and fertilizer distribution. The FPP site is a tax-reverted contaminated property currently undergoing demolition using city funds. These sites are among 50 other brownfields located on or near the city's shoreline.

Both targeted sites are located in disadvantaged neighborhoods. Nearly 46 percent of the residents living near the Fletcher site and 52 percent of the residents living near the FPP site have low to moderate incomes. The city's median household income is roughly 31 percent below the state median, and per capita income lags behind state averages by 23 percent. Bay City's poverty rate is 16 percent.

OBJECTIVES

The city's primary objective is to accelerate redevelopment of brownfields properties in targeted riverfront areas. This will help Bay City gain significant tax revenues, create sustainable infill, prevent further urban sprawl, and create jobs by encouraging private investment. To further these objectives, the Pilot will fund environmental site assessments (ESAs) on two targeted sites and identify

PILOT SNAPSHOT



Bay City, Michigan

Date of Announcement:
May 2002

Amount: \$ 200,000

Profile: This Pilot seeks to assess two abandoned brownfields located on the city's blighted riverfront.

Contacts:

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Visit the EPA Region 5 Brownfields web site at:
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
www.epa.gov/brownfields

additional brownfields in the riverfront area. The city will also utilize Pilot funds to infuse the city's revolving loan fund with start up capital, subsequently funding ESAs on priority riverfront properties through future tax capture following redevelopment. The city will involve the community in planning and implementing the Pilot through outreach activities.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this pilot include:

- Conducting Phase I and Phase II environmental assessments on the Fletcher and FPP properties; and
- Identifying additional priority riverfront sites on which Phase I and Phase II environmental assessments will be conducted.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.